



**THE COUNTY OF ESCAMBIA**  
PENSACOLA, FLORIDA

**MASTER PLAN DEVELOPMENT ORDER**

**Project:** Viansa

**Location:** Jamesville Road

**Property Reference #s:** 16-1S-31-1101-000-000,  
1101-000-002 & 1102-000-000

**Future Land Use:** R & LDR

**Zoning District:** R-2 & RR

**DRC#:** 06090162

**Flood Zone:** Floodway, AE & X

**PROJECT DESCRIPTION**

Development of a 358.41-acre (198.46 acres wetlands) 3-parcel site as a 4-phase single-family detached residential subdivision. The master plan proposes 122 single-family lots along paved public streets within a 358.41-acre Phase 1. Phase I will set aside parcels for future development of additional phases. Phase 2 will consist of 145 single-family lots along paved public streets within a 55.53-acre parcel, Phase 3 will consist of 182 single-family lots along paved public streets within a 77.13-acre parcel, and Phase 4 will consist of 68 single-family lots along paved public streets within a 68.99-acre parcel. The development will provide one paved connection to Mobile Highway. Public stormwater ponds will accommodate site impervious cover. Potable water and sanitary sewer will be provided through connections to ECUA systems.

The development utilizes the cluster provision of section 7.13.04 of the Land Development Code. The project as proposed will preserve at least 90% of all Environmentally Sensitive Lands, will conserve at least 30% of the total are within the RR zoning district and provide 10' vegetative buffers adjacent to existing single family dwellings.

**STANDARD CONDITIONS**

1. This Development Order and accompanying approved master plan shall be effective for a period of 18 months from the date of issuance. Master plan approval shall expire and become null and void if an application for the implementing first phase preliminary plat or site plan has not been submitted within the effective period. If the Development Order expires or is terminated and the applicant chooses to proceed with development of the project site, a new master plan application must be submitted for review and approval subject to the Code provisions at the time of the new application. If development orders for implementing preliminary plats or site plans are issued, but expire or are terminated, and the applicant chooses to proceed with development of the project site, a new master plan application must be submitted for review and approval subject to the Code provisions at the time of the new application. Upon completion of the first phase of development, this master plan shall remain valid through the

subsequent phase is submitted within 18 months of the completion of the previous development phase.

2. This Master Plan Development Order does not authorize site development to commence. A valid Escambia County preliminary plat or site plan development order must be obtained for each implementing development phase prior to any land disturbance. Each preliminary plat or site plan must be submitted for review and approval, subject to the Code provisions at the time of each application, and each in substantial conformance with the master plan approved with this Development Order, or any subsequently approved revisions to the plan. All necessary infrastructure must be in place to support each phase as completed.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. After issuance of this Development Order it shall be unlawful to modify, amend, or otherwise deviate from its terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating any requested change. The applicable review process for the proposed modifications shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised master plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan.
5. All state and/or federal permits or proof of exemption must be obtained prior to the issuance of an Escambia County building permit, with a copy provided to Escambia County. A valid Escambia County building permit must be obtained prior to commencement of any building construction.
6. No Certificate of Concurrence is being issued with this Master Plan Development Order. Concurrence may be allocated only at the time of preliminary plat or site plan approval.

### **SPECIAL PROJECT CONDITIONS**

1. A minimum of 90 percent of all onsite environmentally sensitive lands shall remain undisturbed and be preserved under an appropriate conservation easement, or other approved protective method, with all corresponding documents recorded in the public records of Escambia County prior to or as a condition of the final plat for the first phase.
2. All phases of this master plan shall be approved in accordance with applicable zoning and land use regulations in effect at the time of each preliminary plat submittal. Approval of this master plan does not approve or imply approval of impacts to environmentally sensitive lands. County approval of minimized, unavoidable impacts may be granted with the approval of each phase.
3. A No-Rise Certification is required for all portions of the floodway to be included in the lots, and other areas (if applicable) that are not included within the Conservation

Easement.

4. Verification of all lands considered Environmentally Sensitive Lands will be done with the Preliminary Plat Review.
  5. A 10' vegetative buffer is required along all subdivision boundaries that abut single-family dwellings.
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## Development Review Committee (DRC) Final Determination

Having completed development review of the **Viansa** master plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC members make the following final determinations regarding the specific provisions they are individually charged with administering:

<input type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Planning and Zoning Department	<u>2-7-07</u> _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Engineering Department	<u>2-7-07</u> _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Neighborhood and Environmental Services Department	<u>2-7-07</u> _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Building Inspections Department	<u>2-7-07</u> _____ Date

In consideration of the individual determinations of the Development Review Committee members as recorded herein above, the final determination by the Committee for the master plan application referenced herein is:

- Approved** All DRC members approved the application. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- Denied** One or more of the DRC members denied the application. The applicant may appeal the members' decision within 15 days from the date above to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised master plan application for review.